

RiverMills at Chicopee Falls

Environmental Summaries

Former Facemate Property

The former Facemate Property consists of approximately 20.2 acres located at 5 West Main Street. This property was developed in the early 1800s for the manufacture of textiles. Between 1823 and 1915, the Site was owned by the Chicopee Manufacturing Company. During this time, the site was used for the manufacture and processing of cotton cloth. In 1915, Johnson & Johnson Services, Inc. purchased the site, and continued the production of cotton cloth. In 1977, the property was purchased by the Facemate Corporation (Facemate) who produced finished cotton and synthetic cloth at the Site. Facemate filed for bankruptcy in 2003 and was forced to shut down due to bank foreclosure proceedings. The Site has been vacant since 2003.

Currently, six (6) buildings are located at the Site in various states of decay. Many of these buildings are unstable, partially collapsed, and pose safety hazards. Access to the site is restricted by the City through the use of security fencing

BETA Group, Inc., an Environmental Consultant retained by the City of Chicopee to investigate environmental conditions at the Site, has collected approximately fifty (50) soil samples at various “suspect” locations across the Site. The samples were collected at depths ranging from 0 to 14 feet below ground surface between August and October 2010. Soil analyses have included PCB, EPH, PAHs, VOCs, RCRA 8 Metals, SVOCs, pesticides and herbicides. Sample results indicate SVOCs, EPH, PAH, and metal exceedances of the applicable reportable concentrations at several locations, including former transformer areas and the rail beds.

Five (5) groundwater samples were also collected from Site monitoring wells and submitted for analysis of EPH with target PAHs, VOCs, SVOCs, RCRA 8 metals, and PCBs. All results were below applicable reportable concentrations.

Three (3) underground petroleum storage tanks were recently removed from the site by Corporate Environmental Advisors, Inc. (CEA). In addition, pre-demolition inspections of all site buildings have been performed by Smith & Wessel Associates (S&W).

Supplemental subsurface investigations are currently underway for the site, including additional characterization of fill in the abandoned canals and tailraces. Existing rails and ties located along rail beds are planned to be removed by the Iron Horse Preservation Society in March 2011. Demolition of Buildings 1, 3, 5, 8, and 12 is also anticipated to occur during the summer of 2011.

Known contamination areas will be addressed to meet cleanup requirements that will be consistent with the foreseeable use of the property. It is anticipated that one or more Activity and Use Limitations will be required at certain locations on the site, consistent with plans for future redevelopment.

Former Uniroyal Tire Property

The former Uniroyal Property located at 154 Grove Street consists of approximately 17.8 acres of land. The site was originally developed by the Chicopee Manufacturing Company for use as a lumberyard in 1870. Between 1896 and 1898, Spaulding and Pepper Company manufactured bicycle tires.

The Fisk Rubber Company (subsequently became United States Rubber Company and then to Uniroyal, Inc.) initially manufactured bicycle tires, then eventually automobile and truck tires and adhesives from 1898 to 1981. In 1981, Uniroyal ceased operations at the Site and sold out to Facemate Corporation, who leased portions of the buildings to various companies for manufacturing, printing and machine shops, office space, storage and health care facilities. Six (6) buildings have recently been demolished in the northwestern portion of the site. Eleven (11) vacant buildings currently remain at the Site.

Response actions are being conducted by Michelin North America (MNA), the successor to Uniroyal. On behalf of MNA, eleven "exposure units (EUs)" were established by Gannett Fleming to distinguish areas of environmental control. GZA GeoEnvironmental, Inc. (GZA) is currently involved with site assessment and remediation issues.

One (1) Release Tracking Number (RTN) is currently active at the site (1-0436), which has been linked to other RTNs. All known underground storage tanks (USTs) have been removed, and all transformers have been drained and removed from the Site. In 2009, Buildings 1-6 in the northwestern portion of the site were demolished down to their foundations by the City of Chicopee.

The excavation and off-site management of contaminated surface soil has been completed at several locations. PCB-impacted soil was consolidated and relocated between existing buildings under a cap. It is likely that this PCB-impacted soil consolidation area will be relocated to the basement of Building 28S.

Supplemental Phase II Investigations have recently been completed by MNA. Completed activities include supplemental soil sampling under the demolished Buildings 1-6 (heavy metals, VOCs, etc.) and a supplemental assessment/risk characterization of sediment in the Chicopee River. An electronic database containing most environmental documents is available to prospective developers for review.

A Phase III evaluation of remedial alternatives at each Exposure Unit is currently being conducted. Groundwater remediation activities are ongoing at EU-2, 4, 9, and 10. Plans to address PCB-impacted sediments in drainage and toe drain systems are anticipated to be released in Spring 2011. In addition, rails and ties located along existing rail beds are planned to be removed by the Iron Horse Preservation Society in March 2011.

Anticipated response actions include the disconnection of building drains (must maintain active drainage system and clean accumulated sediment from drainage system), supplemental assessment of surface and subsurface soils, and groundwater assessment. Future actions also involve an investigation of source areas within buildings including floor drains, trenches, underground product lines, etc. It is also likely that additional buildings on the property will be demolished.